

HARBOR LAKE ~ At ~

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

C&R 146/pg. 896

CAPTION

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LINKSIDE AT EAGLE HARBOR, ACCORDING TO PLAT BOOK 28, PAGES 76 THRU 80, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 52 DEGREES 30 MINUTES 37 SECONDS WEST 305.43 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 396.04 FEET, RUN A CHORD DISTANCE OF 131.00 FEET TO THE POINT OF BEGINNING, THE BEARING OF SAID CHORD BEING NORTH 42 DEGREES 59 MINUTES 26 SECONDS WEST; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 40.19 FEET, THE BEARING OF SAID CHORD BEING NORTH 75 DEGREES 31 MINUTES 09 SECONDS WEST; THENCE SOUTH 62 DEGREES 25 MINUTES 56 SECONDS WEST 210.94 FEET; THENCE SOUTH 23 DEGREES 53 MINUTES 59 SECONDS EAST 178.78 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 44 SECONDS WEST 47.92 FEET; THENCE NORTH 62 DEGREES 25 MINUTES 02 SECONDS WEST 58.32 FEET; THENCE SOUTH 34 DEGREES 59 MINUTES 31 SECONDS WEST 148.92 FEET; THENCE SOUTH 08 DEGREES 38 MINUTES 42 SECONDS EAST 98.97 FEET; THENCE NORTH 59 DEGREES 57 MINUTES 34 SECONDS WEST 332.94 FEET; THENCE NORTH 82 DEGREES 02 MINUTES 21 SECONDS WEST 489.18 FEET; THENCE SOUTH 50 DEGREES 57 MINUTES 38 SECONDS WEST 70.99 FEET; THENCE SOUTH 81 DEGREES 47 MINUTES 00 SECONDS WEST 174.58 FEET; THENCE SOUTH 77 DEGREES 26 MINUTES 37 SECONDS WEST 60.22 FEET; THENCE SOUTH 82 DEGREES 31 MINUTES 27 SECONDS WEST 107.19 FEET; THENCE SOUTH 50 DEGREES 19 MINUTES 35 SECONDS WEST 33.82 FEET; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 18.65 FEET, THE BEARING OF SAID CHORD BEING SOUTH 21 DEGREES 33 MINUTES 51 SECONDS EAST; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 514.97 FEET, RUN A CHORD DISTANCE OF 73.74 FEET, THE BEARING OF SAID CHORD BEING SOUTH 00 DEGREES 39 MINUTES 03 SECONDS WEST; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 392.45 FEET, RUN A CHORD DISTANCE OF 22.43 FEET, THE BEARING OF SAID CHORD BEING SOUTH 03 DEGREES 07 MINUTES 07 SECONDS WEST; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 44.48 FEET, THE BEARING OF SAID CHORD BEING SOUTH 49 DEGREES 19 MINUTES 25 SECONDS WEST; THENCE NORTH 82 DEGREES 50 MINUTES 01 SECOND WEST 547.36 FEET; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 464.53 FEET, RUN A CHORD DISTANCE OF 205.76 FEET, THE BEARING OF SAID CHORD BEING SOUTH 84 DEGREES 22 MINUTES 16 SECONDS WEST; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 139.42 FEET, RUN A CHORD DISTANCE OF 101.47 FEET, THE BEARING OF SAID CHORD BEING NORTH 57 DEGREES 05 MINUTES 07 SECONDS WEST; THENCE NORTH 65 DEGREES 44 MINUTES 46 SECONDS WEST 312.92 FEET; THENCE NORTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 110.32 FEET, RUN A CHORD DISTANCE OF 159.36 FEET, THE BEARING OF SAID CHORD BEING NORTH 19 DEGREES 30 MINUTES 18 SECONDS WEST; THENCE NORTH 28 DEGREES 44 MINUTES 11 SECONDS EAST 26.48 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 386.45 FEET, RUN A CHORD DISTANCE OF 108.09 FEET, THE BEARING OF SAID CHORD BEING NORTH 34 DEGREES 46 MINUTES 31 SECONDS EAST; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 18.64 FEET, THE BEARING OF SAID CHORD BEING NORTH 80 DEGREES 55 MINUTES 01 SECOND EAST; THENCE NORTH 44 DEGREES 31 MINUTES 14 SECONDS WEST 135.38 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 516.45 FEET, RUN A CHORD DISTANCE OF 70.52 FEET, THE BEARING OF SAID CHORD BEING NORTH 49 DEGREES 23 MINUTES 39 SECONDS EAST; THENCE NORTH 36 DEGREES 41 MINUTES 27 SECONDS WEST 50.00 FEET; THENCE NORTH 37 DEGREES 56 MINUTES 11 SECONDS WEST 92.52 FEET; THENCE NORTH 54 DEGREES 16 MINUTES 11 SECONDS WEST 76.94 FEET; THENCE NORTH 21 DEGREES 43 MINUTES 33 SECONDS EAST 125.59 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 960.00 FEET, RUN A CHORD DISTANCE OF 73.37 FEET, THE BEARING OF SAID CHORD BEING NORTH 65 DEGREES 49 MINUTES 22 SECONDS WEST; THENCE NORTH 68 DEGREES 00 MINUTES 46 SECONDS WEST 713.78 FEET; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 710.00 FEET, RUN A CHORD DISTANCE OF 304.82 FEET, THE BEARING OF SAID CHORD BEING NORTH 80 DEGREES 24 MINUTES 01 SECOND WEST; THENCE SOUTH 87 DEGREES 12 MINUTES 44 SECONDS WEST 96.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKESHORE DRIVE WEST; THENCE ON LAST SAID LINE NORTH 02 DEGREES 24 MINUTES 16 SECONDS WEST 80.00 FEET; THENCE NORTH 87 DEGREES 12 MINUTES 44 SECONDS EAST 95.46 FEET; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 790.00 FEET, RUN A CHORD DISTANCE OF 338.95 FEET, THE BEARING OF SAID CHORD BEING SOUTH 80 DEGREES 24 MINUTES 01 SECOND EAST; THENCE SOUTH 68 DEGREES 00 MINUTES 46 SECONDS EAST 713.78 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 1040.00 FEET, RUN A CHORD DISTANCE OF 68.84 FEET, THE BEARING OF SAID CHORD BEING SOUTH 66 DEGREES 10 MINUTES 16 SECONDS EAST; THENCE NORTH 00 DEGREES 20 MINUTES 31 SECONDS EAST 39.91 FEET; THENCE NORTH 21 DEGREES 01 MINUTE 21 SECONDS EAST 15.81 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 30 SECONDS WEST 81.46 FEET; THENCE SOUTH 50 DEGREES 15 MINUTES 02 SECONDS EAST 131.44 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 9.29 FEET, THE BEARING OF SAID CHORD BEING NORTH 30 DEGREES 50 MINUTES 44 SECONDS EAST; THENCE NORTH 39 DEGREES 44 MINUTES 58 SECONDS EAST 97.03 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 69.89 FEET, RUN A CHORD DISTANCE OF 47.47 FEET, THE BEARING OF SAID CHORD BEING NORTH 59 DEGREES 36 MINUTES 12 SECONDS EAST; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 42.94 FEET, THE BEARING OF SAID CHORD BEING SOUTH 54 DEGREES 51 MINUTES 05 SECONDS EAST; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 431.65 FEET, RUN A CHORD DISTANCE OF 61.97 FEET, THE BEARING OF SAID CHORD BEING SOUTH 13 DEGREES 16 MINUTES 33 SECONDS EAST; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 13.51 FEET, THE BEARING OF SAID CHORD BEING SOUTH 04 DEGREES 22 MINUTES 58 SECONDS EAST; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 177.97 FEET, RUN A CHORD DISTANCE OF 355.93 FEET, THE BEARING OF SAID CHORD BEING SOUTH 81 DEGREES 18 MINUTES 55 SECONDS EAST; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 50.72 FEET, THE BEARING OF SAID CHORD BEING NORTH 66 DEGREES 27 MINUTES 12 SECONDS EAST; THENCE SOUTH 55 DEGREES 50 MINUTES 13 SECONDS EAST 199.54 FEET; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 305.00 FEET, RUN A CHORD DISTANCE OF 304.25 FEET, THE BEARING OF SAID CHORD BEING SOUTH 85 DEGREES 45 MINUTES 19 SECONDS EAST; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 334.63 FEET, RUN A CHORD DISTANCE OF 195.23 FEET, THE BEARING OF SAID CHORD BEING NORTH 81 DEGREES 17 MINUTES 23 SECONDS EAST; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 522.77 FEET, RUN A CHORD DISTANCE OF 34.51 FEET, THE BEARING OF SAID CHORD BEING SOUTH 83 DEGREES 38 MINUTES 19 SECONDS EAST; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 30.49 FEET, THE BEARING OF SAID CHORD BEING SOUTH 54 DEGREES 50 MINUTES 27 SECONDS EAST; THENCE SOUTH 24 DEGREES 27 SECONDS EAST 90.49 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 240.70 FEET, RUN A CHORD DISTANCE OF 6.73 FEET, THE BEARING OF SAID CHORD BEING SOUTH 23 DEGREES 39 MINUTES 24 SECONDS EAST; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 21.23 FEET, THE BEARING OF SAID CHORD BEING SOUTH 02 DEGREES 07 MINUTES 47 SECONDS EAST; THENCE SOUTH 70 DEGREES 20 MINUTES 32 SECONDS EAST 39.22 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 11 SECONDS EAST 105.84 FEET; THENCE SOUTHERLY ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 370.70 FEET, RUN A CHORD DISTANCE OF 43.16 FEET, THE BEARING OF SAID CHORD BEING SOUTH 06 DEGREES 27 MINUTES 32 SECONDS EAST; THENCE NORTH 86 DEGREES 52 MINUTES 42 SECONDS EAST 177.03 FEET; THENCE NORTH 41 DEGREES 09 MINUTES 10 SECONDS EAST 55.09 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 108.26 FEET, RUN A CHORD DISTANCE OF 65.95 FEET, THE BEARING OF SAID CHORD BEING SOUTH 66 DEGREES 34 MINUTES 51 SECONDS EAST; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 2000.02 FEET, RUN A CHORD DISTANCE OF 216.28 FEET, THE BEARING OF SAID CHORD BEING SOUTH 81 DEGREES 12 MINUTES 55 SECONDS EAST; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 552.06 FEET, RUN A CHORD DISTANCE OF 109.85 FEET, THE BEARING OF SAID CHORD BEING SOUTH 83 DEGREES 49 MINUTES 32 SECONDS EAST; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 129.85 FEET, RUN A CHORD DISTANCE OF 111.80 FEET, THE BEARING OF SAID CHORD BEING NORTH 64 DEGREES 57 MINUTES 55 SECONDS EAST; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 55.33 FEET, RUN A CHORD DISTANCE OF 65.83 FEET, THE BEARING OF SAID CHORD BEING NORTH 75 DEGREES 58 MINUTES 20 SECONDS EAST; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 305.26 FEET, RUN A CHORD DISTANCE OF 143.45 FEET, THE BEARING OF SAID CHORD BEING SOUTH 53 DEGREES 55 MINUTES 55 SECONDS EAST; THENCE NORTH 62 DEGREES 25 MINUTES 56 SECONDS EAST 65.74 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 37.33 FEET, THE BEARING OF SAID CHORD BEING NORTH 23 DEGREES 57 MINUTES 22 SECONDS EAST; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 396.04 FEET, RUN A CHORD DISTANCE OF 130.40 FEET TO THE POINT OF BEGINNING, THE BEARING OF SAID CHORD BEING SOUTH 23 DEGREES 59 MINUTES 43 SECONDS EAST.

ADOPTION AND DEDICATION

(STREETS AND EASEMENTS)

THIS IS TO CERTIFY THAT EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HARBOR LAKE AT EAGLE HARBOR HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS, THE DRIVES, EASEMENTS FOR DRAINAGE AND UTILITIES, AND THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM SHOWN ON SAID PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, THE C.C.D. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. AND ITS SUCCESSORS FOR USE IN ITS ELECTRIC DISTRIBUTION SYSTEM, ALL C.C.D. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS FOR MAINTENANCE OF UNDERGROUND UTILITIES ONLY.

(TRACTS)

TRACTS A AND B (LAKE AND FILTRATION SYSTEM) AND TRACT C (LANDSCAPE BUFFER) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS.

(CONTINUED)

CADD FILE: 2531304R



PLAT BOOK 30 PAGE 35

SHEET 1 OF 9 SHEETS

"TYPE 1 SUBDIVISION"

(SETBACKS: AS PER P.U.D., NEIGHBORHOOD TYPE "B")

TOTAL NUMBER OF LOTS = 62

36.99 ACRES ±

TOTAL NUMBER OF TRACTS = 3

CURRENT ZONING: P.U.D.

ADOPTION AND DEDICATION (CONTINUED)

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM (TRACTS A AND B) SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE AND FILTRATION SYSTEM WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON THE LAND HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM THE DRIVES; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND FILTRATION SYSTEM, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

2) TRACTS A AND B SHOWN ON THIS PLAT, DEDICATED TO THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT (THE DISTRICT), IS ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION PONDS AND/OR FILTRATION SYSTEMS. THE DISTRICT SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID PONDS AND SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS, UNLESS THE TRACT IS CONVEYED TO A HOMEOWNERS ASSOCIATION WHICH HAS THE DUTY AND AUTHORITY, AND HAS ACCEPTED RESPONSIBILITY THEREFORE, CLAY COUNTY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY PART THEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, DEVELOPER AND OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY CLAY COUNTY, FLORIDA AND HOLD IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE AND FILTRATION SYSTEM DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH HARBOR LAKE AT EAGLE HARBOR, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, AND SHALL BE SUBJECT TO IT.

3) CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND FILTRATION SYSTEM AND THAT WHICH RETAINS IT TO AFFECT ADEQUATE DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, DEVELOPER AND OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY CLAY COUNTY, FLORIDA AND HOLD IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE AND FILTRATION SYSTEM DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH HARBOR LAKE AT EAGLE HARBOR, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE GOVERNED BY CHAPTER 620, FLORIDA STATUTES, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY E.H. DANIELS AND ROGER S. ARROWSMITH UNDER SEAL ON DATES SHOWN BELOW.

SIGNED IN THE PRESENCE OF:

Paul E. Kolar

WITNESS

Paul E. Kolar

PRINT NAME

Carol A. Studer

WITNESS

Carol A. Studer

PRINT NAME

EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION A JOINT VENTURE

BY: E.H. DANIELS, VICE PRESIDENT

THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF OCTOBER, 1996, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Jennifer K. Stevens

WITNESS

Jennifer K. Stevens

PRINT NAME

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NO. CC5811639

MY COMMISSION EXPIRES: DEC. 6, 1997



JENNIFER K. STEVENS
My Commission CC5811639
Expires Dec. 06, 1997

EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, A JOINT VENTURE

SIGNED IN THE PRESENCE OF:

Paul E. Kolar

WITNESS

Paul E. Kolar

PRINT NAME

Carol A. Studer

WITNESS

Carol A. Studer

PRINT NAME

BY EAST WEST PARTNERS OF JACKSONVILLE, INC. A VIRGINIA CORPORATION, GENERAL PARTNER

BY: ROGER S. ARROWSMITH, VICE PRESIDENT

ROGER S. ARROWSMITH IS THE VICE PRESIDENT AND ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, INC., WHICH CORPORATION ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, A LIMITED PARTNERSHIP, WHICH LIMITED PARTNERSHIP WAS THE GENERAL PARTNER AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF OCTOBER, 1996, BY ROGER S. ARROWSMITH, VICE PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Thomas C. Mullis

WITNESS

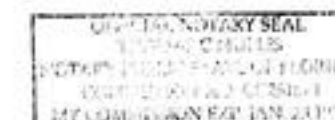
Thomas C. Mullis

PRINT NAME

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NO. CC251674

MY COMMISSION EXPIRES: JANUARY 23, 1997



PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

HARBOR LAKE

~ At ~

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



PLAT BOOK 30 PAGE 36
SHEET 2 OF 9 SHEETS

"TYPE 1 SUBDIVISION"

SUBDIVISION IMPROVEMENT GUARANTEE

AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THE UNDERSIGNED OWNERS OF THIS SUBDIVISION DO HEREBY GUARANTEE TO EACH AND EVERY PERSON, FIRM, CO-PARTNERSHIP OR CORPORATION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, WHO SHALL PURCHASE A LOT OR LOTS IN SAID SUBDIVISION FROM SAID OWNERS, THAT SAID OWNERS SHALL WITHIN 12 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREETS AND DRAINAGE IMPROVEMENTS BY THE BOARD OF COUNTY COMMISSIONERS THEREOF FULLY COMPLY WITH EACH AND EVERY REGULATION OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, COVERING SUBDIVISIONS IN EFFECT AT THE TIME OF THE FILING OF THIS FINAL PLAT INsofar AS THE SAME EFFECTS A LOT OR LOTS SOLD. TIME OF SUCH PERFORMANCE BEING OF THE ESSENCE, SAID GUARANTEE SHALL BE A PART OF EACH DEED OF CONVEYANCE OR CONTRACT OF SALE COVERING LOTS IN SAID SUBDIVISION, EXECUTED BY SAID OWNERS TO THE SAME EXTENT AND PURPOSE AS IF SAID GUARANTEE WERE INCORPORATED VERBATIM IN EACH SAID CONVEYANCE OR CONTRACT OF SALE.

IN WITNESS WHEREOF, EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY E.H. DANIELS AND ROGER S. ARROWSMITH UNDER SEAL ON DATES SHOWN BELOW.

SIGNED IN THE PRESENCE OF:

WITNESS

PRINT NAME

PRINT NAME

PRINT NAME

PRINT NAME

PRINT NAME

PRINT NAME

EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE, A FLORIDA JOINT VENTURE

BY NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION

A JOINT VENTURE

BY: E.H. DANIELS, VICE PRESIDENT

THE CORPORATION IS A GENERAL PARTNER OF AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF OCTOBER, 1996, BY E.H. DANIELS, VICE PRESIDENT OF NORTHWEST CROSSINGS CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

WITNESS

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JENNIFER K. STEVENS
My Commission CC581639
Expires Dec. 08, 1997

EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, A JOINT VENTURE

BY EAST WEST PARTNERS OF JACKSONVILLE, INC. A VIRGINIA CORPORATION, GENERAL PARTNER

BY: ROGER S. ARROWSMITH, VICE PRESIDENT
ROGER S. ARROWSMITH IS THE VICE PRESIDENT AND ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, INC., WHICH CORPORATION ACTED ON BEHALF OF EAST WEST PARTNERS OF JACKSONVILLE, A LIMITED PARTNERSHIP, WHICH LIMITED PARTNERSHIP WAS THE GENERAL PARTNER AND ACTED ON BEHALF OF THE EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE.

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF OCTOBER, 1996, BY ROGER S. ARROWSMITH, VICE PRESIDENT OF EAST WEST PARTNERS OF JACKSONVILLE, INC., A VIRGINIA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

WITNESS

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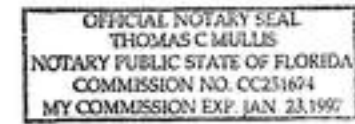
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THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC251674
MY COMMISSION EXPIRES: JANUARY 23, 1997

WITNESS

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COMMUNITY DEVELOPMENT DISTRICT THE CROSSINGS AT FLEMING ISLAND
BY: WILLIAM O. CANNON, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF OCTOBER, 1996, BY WILLIAM O. CANNON, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED AS SUCH INDIVIDUAL AND AS SUCH OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, THEREUNTO DULY AUTHORIZED. FURTHER, SAID ACKNOWLEDGMENT WAS TAKEN WITHOUT OATH.

WITNESS

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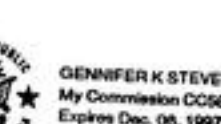
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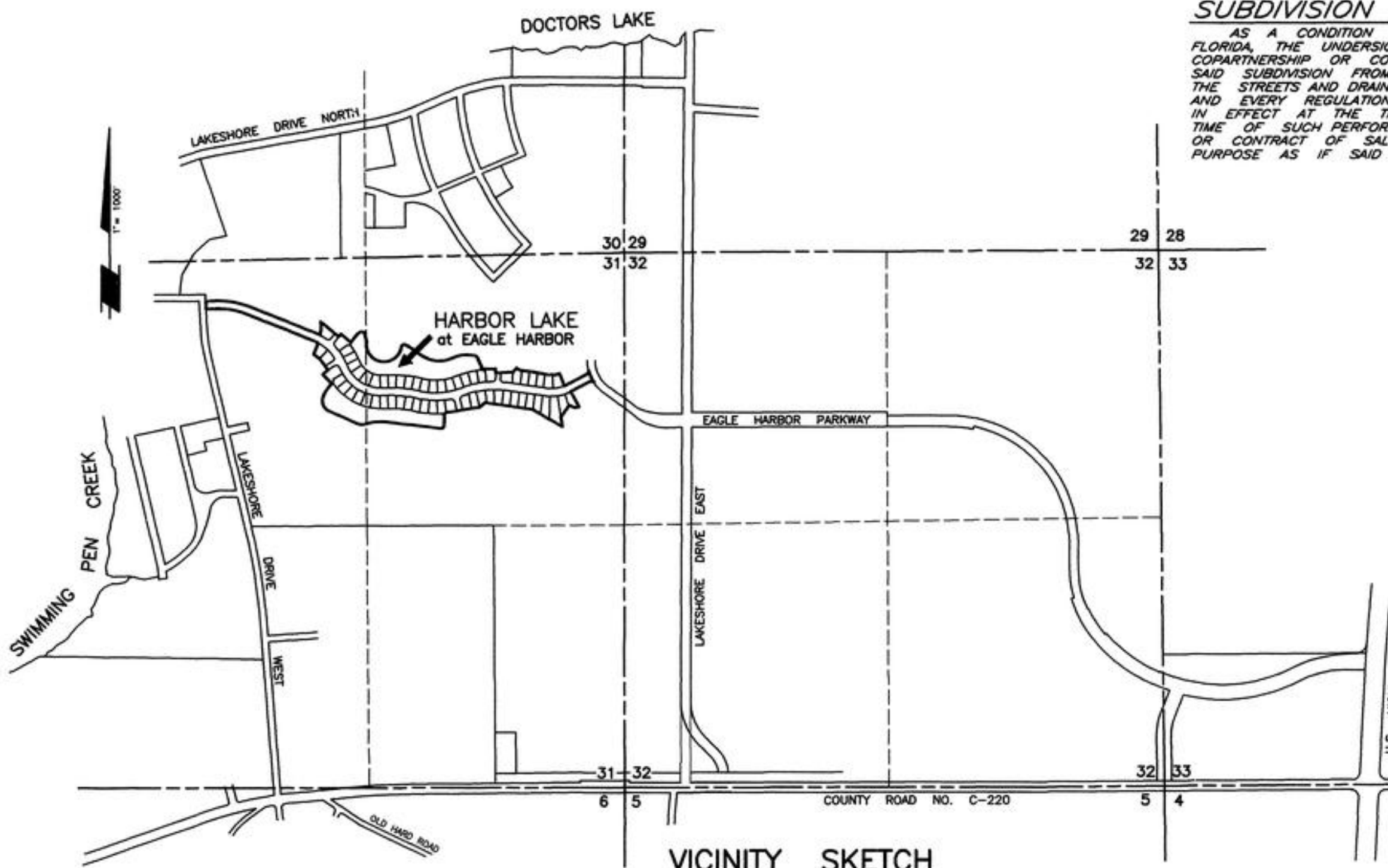
PRINT NAME



JENNIFER K. STEVENS
My Commission CC581639
Expires Dec. 08, 1997

PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1244 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

CADD: 25313VC



VICINITY SKETCH

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 27th DAY OF NOVEMBER, 1996

Linda Jackson
DIRECTOR, DEPARTMENT OF ZONING
LINDA JACKSON
PRINT NAME

OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE
C/O EAST WEST PARTNERS OF JACKSONVILLE LIMITED PARTNERSHIP
1880 EAGLE HARBOR PARKWAY
ORANGE PARK, FLORIDA 32073

ENGINEER: CGS/HADDEN CONSULTING ENGINEERS
1543 KINGSLEY AVENUE
BUILDING 2, SUITE A
ORANGE PARK, FL. 32073

UTILITIES SUPPLIERS:
WATER, SEWER AND FIRE MAIN
CLAY COUNTY UTILITY AUTHORITY
782 FOXRIDGE CENTER DR.
ORANGE PARK, FLORIDA 32065

ELECTRICITY- (underground)
CLAY ELECTRIC CO-OP
734 BLANDING BLVD.
ORANGE PARK, FLORIDA

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

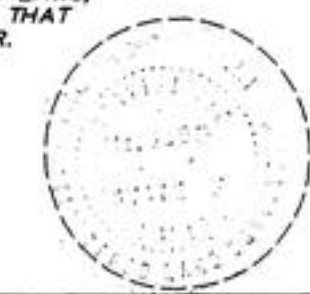
EXAMINED AND APPROVED THIS 02th DAY OF DECEMBER, 1996

Walter M. Rountree
DIRECTOR, DEPARTMENT OF ENGINEERING
WALTER M. ROUNTREE
PRINT NAME

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED HEREON, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN ON SAID PLAT ACCORDING TO CHAPTER 177 LAWS OF FLORIDA, AND THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID LAWS, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF SAID CHAPTER. SIGNED THIS 24th DAY OF OCTOBER, 1996.

Thomas C. Mullis
THOMAS C. MULLIS
FLORIDA CERTIFICATE NO. 3593
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
ORANGE PARK, FLORIDA



HARBOR LAKE

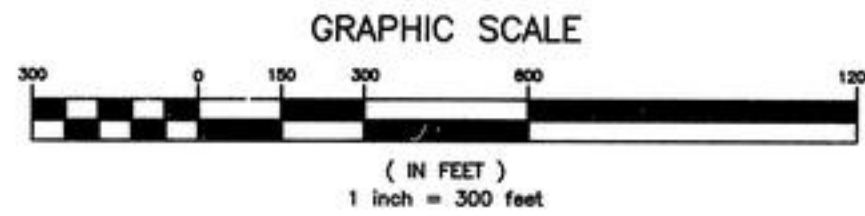
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PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



PLAT BOOK 30 PAGE 37
SHEET 3 OF 9 SHEETS

"TYPE 1 SUBDIVISION"



1" = 300'

DOCTORS LAKE

NEILHURST SECTION ONE
PLAT BOOK 2, PAGE 45

NEILHURST SECTION THREE
PLAT BOOK 2, PAGE 48

LAKESHORE DRIVE WEST

WHITE OWL ROAD

LAKESHORE DRIVE WEST

LAKESHORE DRIVE NORTH

LAKESHORE DRIVE EAST

SECTION 30
SECTION 31

30 29
31 32

SECTION 32
SECTION 31

PLAT BOOK 2, PAGE 45
PLAT BOOK 2, PAGE 48

CONSERVATION EASEMENT
O.R.B. 1427, PAGE 1852
PARCEL "D"

OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE
ZONING: O.R.L. P.U.D.
(UNPLATTED LANDS)

OWNER: EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE
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CONSERVATION EASEMENT
O.R.B. 1427, PAGE 1852
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ZONING: O.R.L. P.U.D.
(UNPLATTED LANDS)

LAKESIDE
at Eagle Harbor
P.B. 29, PAGES 57-63

KEATON CHASE
at Eagle Harbor
P.B. 29, PAGES 64-68

BRIDGEWATER 27
at Eagle Harbor
P.B. 30, PAGES 27-34

LINKSIDE
at Eagle Harbor
P.B. 28, PAGES 76-80

CONSERVATION EASEMENT
O.R.B. 1427, PAGE 1852
PARCEL "D"

P.O.C.
S.W. LY CORNER OF
LINKSIDE AT EAGLE HARBOR

NORTHWEST 1/4
NORTHEAST 1/4



CADD: 25313
SH: SHK

PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

HARBOR LAKE

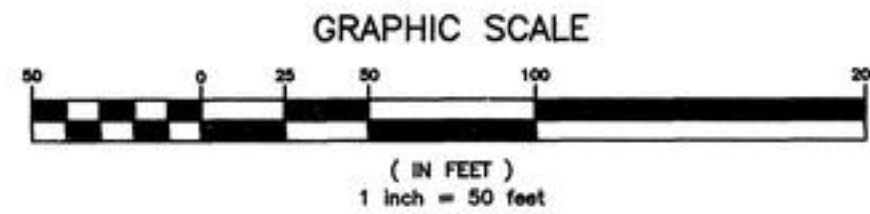
PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

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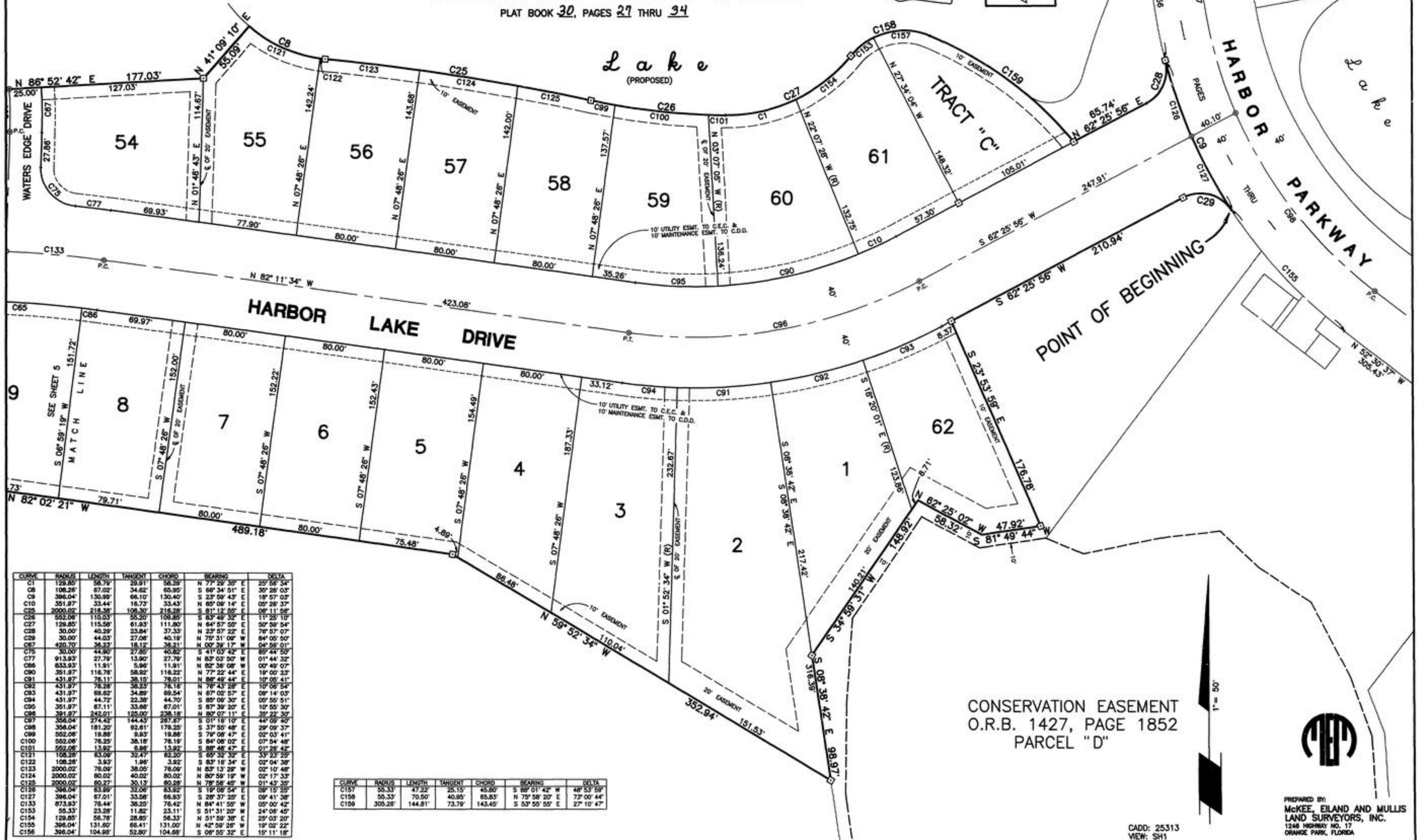
PLAT BOOK 30 PAGE 38
SHEET 4 OF 9 SHEETS

"TYPE 1 SUBDIVISION"



BRIDGEWATER AT EAGLE HARBOR

PLAT BOOK 30, PAGES 27 THRU 34



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	129.80	56.70	34.62	65.95	N 77° 22' 30" E	25° 58' 54"
C2	108.26	67.02	34.62	65.95	S 66° 34' 51" E	30° 28' 03"
C3	396.04	130.99	66.10	130.40	S 23° 59' 43" E	18° 57' 03"
C4	351.97	114.87	58.10	114.87	N 85° 08' 14" E	05° 28' 37"
C5	2000.02	218.38	108.30	218.38	N 81° 12' 55" E	08° 11' 56"
C6	552.08	110.23	55.20	108.85	N 83° 48' 32" E	11° 28' 10"
C7	129.85	115.58	61.93	111.80	N 64° 57' 50" E	50° 59' 54"
C8	30.00	40.29	23.84	37.33	N 23° 57' 22" E	78° 57' 07"
C9	30.00	44.03	27.06	40.18	N 75° 51' 09" W	84° 05' 50"
C10	490.10	26.23	18.12	38.21	N 02° 38' 17" W	04° 56' 01"
C11	30.00	44.90	27.80	40.82	S 41° 03' 42" E	80° 44' 50"
C12	913.93	27.79	13.90	27.79	N 83° 03' 50" W	01° 44' 32"
C13	833.93	11.91	5.96	11.91	N 82° 36' 08" W	00° 49' 07"
C14	351.97	116.78	58.92	116.22	N 77° 22' 44" E	19° 00' 23"
C15	431.97	76.11	38.15	76.01	N 86° 46' 44" E	10° 05' 41"
C16	431.97	76.28	38.23	76.18	N 76° 43' 28" E	10° 08' 54"
C17	431.97	69.62	34.89	69.54	N 67° 02' 57" E	08° 14' 03"
C18	431.97	44.72	22.38	44.70	S 85° 08' 30" E	05° 50' 51"
C19	351.97	67.11	33.68	67.01	S 87° 38' 20" E	10° 55' 30"
C20	321.97	242.01	125.00	238.18	N 80° 07' 11" E	30° 22' 30"
C21	356.04	274.42	144.43	267.67	S 01° 16' 10" E	44° 09' 40"
C22	356.04	181.20	92.61	178.25	S 37° 55' 48" E	29° 09' 37"
C23	552.08	19.88	9.93	19.88	S 79° 08' 47" E	02° 03' 41"
C24	552.08	76.25	38.18	76.19	S 84° 06' 02" E	07° 54' 48"
C25	552.08	13.92	6.96	13.92	S 88° 48' 47" E	01° 28' 42"
C26	108.26	63.09	32.47	62.20	S 65° 32' 32" E	33° 23' 29"
C27	108.26	3.83	1.96	3.82	S 83° 16' 34" E	02° 04' 38"
C28	2000.02	76.09	38.05	76.09	N 83° 13' 28" W	02° 10' 48"
C29	2000.02	80.02	40.02	80.02	N 80° 59' 19" W	02° 17' 33"
C30	2000.02	80.27	40.13	80.28	N 78° 58' 45" W	01° 43' 30"
C31	396.04	63.99	32.08	63.92	S 19° 08' 54" E	09° 15' 29"
C32	396.04	67.01	33.58	66.93	S 28° 37' 28" E	06° 41' 38"
C33	873.93	76.44	38.25	76.42	N 84° 41' 50" W	05° 00' 42"
C34	55.33	23.28	11.82	23.11	S 51° 31' 20" W	24° 08' 49"
C35	129.85	56.78	28.85	56.33	N 51° 59' 38" E	25° 03' 20"
C36	396.04	131.60	66.41	131.00	N 42° 59' 26" W	19° 02' 22"
C37	396.04	104.99	52.80	104.68	S 08° 55' 32" E	15° 11' 18"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C157	55.33	47.22	25.15	45.80	S 89° 01' 42" W	48° 53' 59"
C158	55.33	70.50	40.85	65.83	N 75° 58' 20" E	73° 00' 44"
C159	305.28	144.81	73.79	143.45	S 53° 55' 55" E	27° 10' 47"

CONSERVATION EASEMENT
O.R.B. 1427, PAGE 1852
PARCEL "D"



PREPARED BY:
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LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

CADD: 25313
VIEW: SH1

HARBOR LAKE

~ At ~

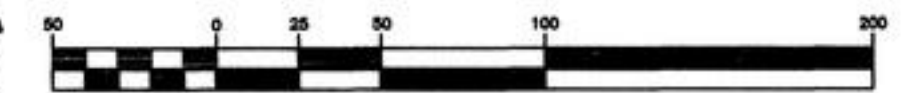
PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA



PLAT BOOK 30 PAGE 39
SHEET 5 OF 9 SHEETS

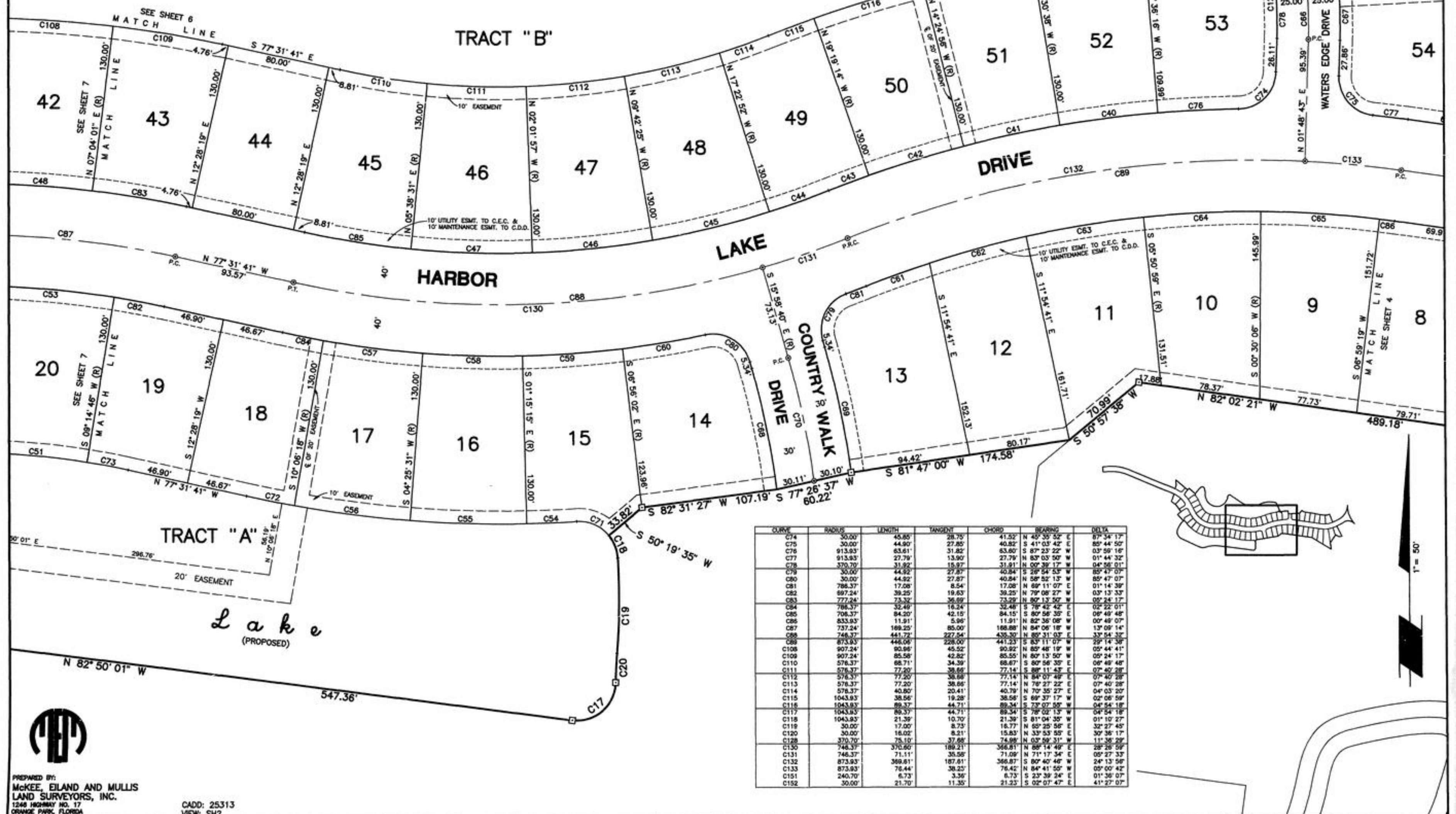
"TYPE 1 SUBDIVISION"

GRAPHIC SCALE



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C17	370.70'	43.18'	21.62'	43.18'	S 00° 27' 32" E	09° 40' 28"
C18	30.00'	30.00'	30.00'	30.00'	S 49° 19' 25" W	90° 41' 08"
C19	514.97'	18.90'	9.51'	18.90'	S 21° 33' 51" E	3° 13' 09"
C20	30.00'	73.80'	36.90'	73.80'	S 00° 39' 03" W	06° 12' 39"
C21	913.93'	11.22'	5.61'	11.22'	S 03° 07' 07" W	03° 16' 31"
C41	913.93'	78.24'	39.14'	78.24'	S 82° 50' 11" E	04° 54' 18"
C42	913.93'	78.24'	39.14'	78.24'	S 73° 07' 55" W	04° 54' 18"
C43	913.93'	33.76'	16.88'	33.76'	S 69° 37' 17" W	02° 06' 59"
C44	706.37'	33.76'	16.88'	33.76'	S 70° 20' 32" E	04° 03' 20"
C45	706.37'	94.61'	47.30'	94.61'	N 76° 27' 22" E	07° 40' 28"
C46	706.37'	94.61'	47.30'	94.61'	N 84° 07' 49" E	07° 40' 28"
C47	706.37'	94.61'	47.30'	94.61'	N 88° 11' 43" E	07° 40' 28"
C48	771.24'	77.16'	38.64'	77.16'	N 80° 45' 19" W	05° 44' 41"
C51	567.24'	77.16'	38.64'	77.16'	N 84° 39' 02" W	07° 47' 39"
C53	697.24'	94.61'	47.30'	94.61'	N 84° 39' 02" W	07° 47' 39"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C54	916.37'	36.83'	18.42'	36.83'	N 87° 31' 55" E	02° 25' 40"
C55	916.37'	90.84'	45.46'	90.84'	S 88° 24' 52" E	05° 40' 47"
C56	916.37'	90.84'	45.46'	90.84'	S 82° 44' 05" E	05° 40' 47"
C57	786.37'	77.89'	38.91'	77.89'	S 88° 24' 52" E	05° 40' 47"
C58	786.37'	77.89'	38.91'	77.89'	N 80° 54' 21" E	05° 40' 47"
C59	786.37'	66.28'	33.16'	66.28'	N 80° 39' 08" E	04° 49' 45"
C60	833.93'	52.66'	26.34'	52.66'	S 70° 22' 20" W	03° 37' 08"
C61	833.93'	40.11'	20.06'	40.11'	S 74° 56' 08" W	05° 30' 28"
C62	833.93'	40.11'	20.06'	40.11'	S 80° 55' 10" W	06° 27' 43"
C63	833.93'	92.44'	46.22'	92.44'	S 67° 19' 33" W	06° 21' 05"
C64	833.93'	92.44'	46.22'	92.44'	N 68° 15' 18" W	06° 29' 13"
C65	385.70'	34.07'	17.03'	34.07'	N 00° 39' 17" W	04° 56' 01"
C66	420.70'	36.23'	18.12'	36.23'	N 00° 39' 17" W	04° 56' 01"
C67	844.97'	95.71'	47.84'	844.97'	N 11° 43' 38" W	06° 30' 07"
C68	704.97'	95.71'	47.84'	704.97'	N 11° 50' 24" W	06° 30' 07"
C70	674.97'	97.40'	48.83'	674.97'	N 11° 50' 24" W	06° 16' 32"
C71	30.00'	28.28'	15.29'	28.28'	N 66° 40' 40" W	04° 00' 30"
C72	916.37'	37.86'	18.93'	37.86'	S 78° 42' 42" E	02° 22' 01"
C73	567.24'	31.94'	15.97'	31.94'	N 79° 08' 27" W	03° 13' 33"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C74	30.00'	45.85'	22.92'	45.85'	N 40° 33' 52" E	07° 54' 17"
C75	30.00'	40.82'	20.41'	40.82'	S 41° 03' 42" E	05° 44' 50"
C76	913.93'	63.61'	31.82'	63.61'	S 87° 23' 22" W	03° 59' 16"
C77	913.93'	27.79'	13.90'	27.79'	N 83° 03' 50" W	01° 44' 32"
C78	370.70'	31.82'	15.91'	31.82'	N 02° 38' 17" E	04° 56' 01"
C79	30.00'	44.92'	22.46'	44.92'	S 29° 54' 53" W	05° 47' 07"
C80	30.00'	44.92'	22.46'	44.92'	N 58° 52' 13" W	05° 47' 07"
C81	786.37'	17.08'	8.54'	17.08'	N 89° 11' 07" E	01° 14' 39"
C82	697.24'	39.25'	19.63'	39.25'	N 79° 08' 27" W	03° 13' 33"
C83	771.24'	36.90'	18.45'	36.90'	N 80° 13' 50" W	05° 24' 17"
C84	706.37'	32.49'	16.24'	32.49'	S 76° 42' 42" E	02° 22' 01"
C85	706.37'	84.15'	42.08'	84.15'	S 80° 56' 30" E	06° 49' 48"
C86	833.93'	11.91'	5.96'	11.91'	N 82° 36' 08" W	00° 49' 07"
C87	737.24'	169.25'	85.68'	737.24'	N 54° 06' 18" W	13° 09' 14"
C88	746.37'	441.72'	222.84'	441.72'	N 80° 31' 03" E	33° 54' 32"
C89	873.93'	446.06'	223.00'	441.23'	S 83° 11' 07" W	29° 14' 38"
C108	907.24'	90.84'	45.46'	90.84'	N 89° 48' 19" W	05° 44' 41"
C109	907.24'	85.58'	42.82'	85.58'	N 80° 13' 50" W	05° 24' 17"
C110	576.37'	68.71'	34.39'	68.67'	S 80° 56' 30" E	06° 49' 48"
C111	576.37'	77.20'	38.66'	77.14'	S 88° 11' 43" E	07° 40' 28"
C112	576.37'	77.20'	38.66'	77.14'	N 84° 07' 49" E	07° 40' 28"
C113	576.37'	77.20'	38.66'	77.14'	N 76° 27' 22" E	07° 40' 28"
C114	576.37'	40.80'	20.41'	40.79'	N 70° 35' 27" E	04° 03' 20"
C115	1043.93'	38.56'	19.28'	38.56'	S 69° 37' 17" W	02° 06' 59"
C116	1043.93'	89.37'	44.71'	89.34'	S 73° 07' 55" W	04° 54' 18"
C117	1043.93'	89.37'	44.71'	89.34'	S 78° 02' 13" W	04° 54' 18"
C118	1043.93'	21.39'	10.70'	21.39'	S 81° 04' 38" E	01° 10' 17"
C119	30.00'	17.00'	8.73'	16.77'	N 60° 25' 56" E	32° 27' 40"
C120	30.00'	16.02'	8.21'	15.83'	N 33° 53' 55" E	30° 36' 17"
C128	370.70'	78.10'	39.05'	74.98'	N 03° 58' 31" W	11° 38' 28"
C130	746.37'	398.23'	199.12'	398.21'	N 68° 14' 49" E	28° 28' 59"
C131	746.37'	71.11'	35.58'	71.09'	N 71° 17' 34" E	05° 27' 33"
C132	873.93'	369.61'	187.61'	366.87'	S 80° 40' 46" W	24° 13' 56"
C133	873.93'	76.44'	38.25'	76.42'	N 84° 41' 55" W	05° 00' 42"
C151	240.70'	6.73'	3.36'	6.73'	S 23° 39' 24" E	01° 36' 07"
C152	30.00'	21.70'	11.35'	21.23'	S 02° 07' 47" E	41° 27' 07"



PREPARED BY:
McKEE, ELAND AND MULLIS
LAND SURVEYORS, INC.
12448 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

CADD: 25313
VIEW: SH2

HARBOR LAKE

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

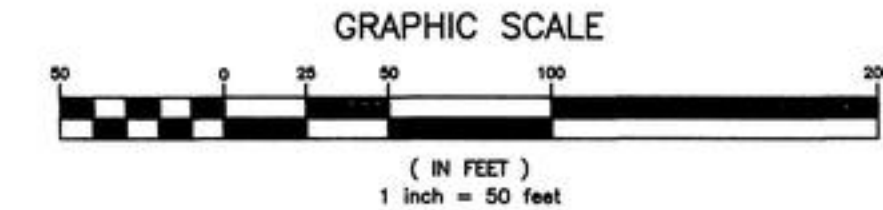
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PLAT BOOK 30 PAGE 40
SHEET 6 OF 9 SHEETS

"TYPE 1 SUBDIVISION"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C104	223.63'	72.78'	36.72'	72.46'	S 61° 52' 48" E	18° 38' 52"
C105	223.63'	72.49'	36.57'	72.18'	S 80° 29' 26" E	18° 34' 23"
C106	223.63'	3.53'	1.77'	3.53'	N 89° 46' 14" E	00° 54' 17"
C107	907.24'	31.74'	15.87'	31.74'	N 89° 40' 47" W	02° 00' 16"
C108	907.24'	90.96'	45.52'	90.92'	N 85° 48' 19" W	05° 44' 41"
C109	907.24'	85.58'	42.82'	85.55'	N 80° 13' 50" W	05° 24' 17"
C110	576.37'	68.71'	34.39'	68.67'	S 80° 56' 35" E	06° 49' 48"
C111	576.37'	77.20'	38.66'	77.14'	S 88° 11' 43" E	07° 40' 28"
C112	576.37'	77.20'	38.66'	77.14'	N 84° 07' 49" E	07° 40' 28"
C113	576.37'	77.20'	38.66'	77.14'	N 78° 27' 22" E	07° 40' 28"
C114	576.37'	40.80'	20.41'	40.79'	N 70° 35' 27" E	04° 03' 20"
C115	1043.93'	38.56'	19.28'	38.56'	S 69° 37' 17" W	02° 06' 59"
C116	1043.93'	89.37'	44.71'	89.34'	S 73° 07' 55" W	04° 54' 18"
C117	1043.93'	89.37'	44.71'	89.34'	S 78° 02' 13" W	04° 54' 18"
C118	1043.93'	21.39'	10.70'	21.39'	S 81° 04' 35" W	01° 10' 27"
C119	30.00'	17.00'	8.73'	16.77'	N 65° 25' 56" E	32° 27' 45"
C120	30.00'	16.02'	8.21'	15.83'	N 33° 53' 55" E	30° 36' 17"
C145	177.97'	558.73'	47.47'	355.93'	S 81° 18' 55" E	179° 52' 57"
C146	30.00'	60.43'	47.47'	50.72'	N 66° 27' 12" E	115° 25' 10"
C147	305.00'	318.53'	175.51'	304.25'	S 85° 45' 19" E	59° 50' 13"
C148	334.63'	198.14'	102.07'	195.26'	N 81° 17' 23" E	33° 55' 36"
C149	522.77'	34.52'	17.27'	34.51'	S 83° 38' 19" E	03° 47' 00"
C150	30.00'	31.98'	17.70'	30.49'	S 54° 59' 38" E	61° 04' 22"



COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 26th DAY OF November, 1996, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

John A. Wilson
CHAIRMAN

John Keene
CLERK OF CIRCUIT COURT

CLERK'S CERTIFICATE

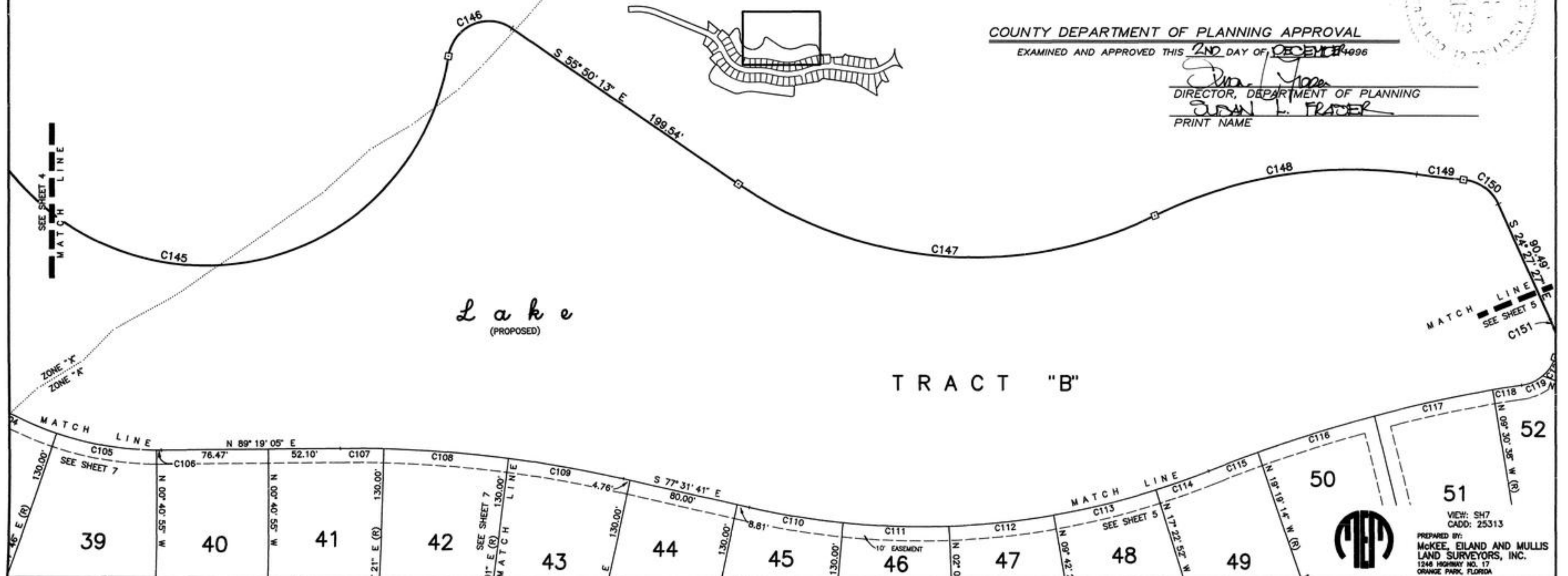
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 71-339, LAWS OF FLORIDA, AND IS FILED FOR RECORD IN PLAT BOOK 30, PAGES 35 thru 43, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 19th DAY OF December, 1996.

John Keene
CLERK OF CIRCUIT COURT

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 2ND DAY OF DECEMBER, 1996

Diana J. Moore
DIRECTOR, DEPARTMENT OF PLANNING
DUBAN L. FRADER
PRINT NAME



VIEW: SH7
CADD: 25313
PREPARED BY:
MCKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

HARBOR LAKE

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

~ At ~



PLAT BOOK 30 PAGE 41
SHEET 7 OF 9 SHEETS

"TYPE 1 SUBDIVISION"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	353.63	118.69	58.88	118.16	S 80° 39' 25" E	18° 54' 21"
C2	30.00	18.98	9.81	18.84	N 60° 55' 01" E	36° 12' 21"
C3	353.63	115.09	58.08	114.56	S 81° 52' 48" E	18° 58' 52"
C4	518.45	70.57	35.34	70.52	N 48° 23' 39" E	07° 49' 48"
C7	433.63	78.28	38.24	76.18	S 34° 02' 54" E	10° 04' 42"
C8	433.63	78.28	38.24	76.18	S 44° 07' 36" E	10° 04' 42"
C10	563.63	99.14	48.70	99.01	S 54° 12' 18" E	10° 04' 42"
C11	563.63	99.14	48.70	99.01	S 64° 17' 00" E	10° 04' 42"
C12	563.63	99.14	48.70	99.01	S 74° 21' 42" E	10° 04' 42"
C13	563.63	99.14	48.70	99.01	S 84° 26' 24" E	10° 04' 42"
C14	563.63	98.54	4.77	9.54	N 89° 48' 11" E	00° 58' 13"
C15	223.63	247.36	136.05	234.94	S 98° 59' 37" E	63° 22' 36"
C16	433.63	78.28	38.24	76.18	S 54° 12' 18" E	10° 04' 42"
C17	907.24	208.28	104.60	207.82	N 84° 06' 18" W	13° 09' 14"
C18	433.63	78.28	38.24	76.18	S 74° 21' 42" E	10° 04' 42"
C19	433.63	75.83	38.01	75.74	S 84° 24' 39" E	10° 01' 12"
C20	433.63	75.83	38.01	75.74	N 89° 56' 55" E	01° 11' 53"
C21	30.00	8.84	4.45	8.81	S 87° 27' 49" W	18° 53' 15"
C22	386.45	108.44	54.58	108.09	N 34° 46' 31" E	18° 04' 40"
C23	110.32	178.07	115.21	159.36	N 19° 30' 18" W	82° 28' 58"
C24	136.25	247.05	154.77	205.76	N 87° 05' 07" W	42° 40' 40"
C24	446.53	207.48	105.50	205.76	S 84° 22' 18" W	25° 35' 27"
C26	518.45	84.80	42.40	84.51	S 88° 00' 07" W	08° 23' 09"
C27	566.45	92.79	46.50	92.69	S 98° 00' 07" W	09° 23' 09"
C28	541.40	92.79	46.50	92.69	S 98° 00' 07" W	09° 23' 09"

HARBOR LAKE

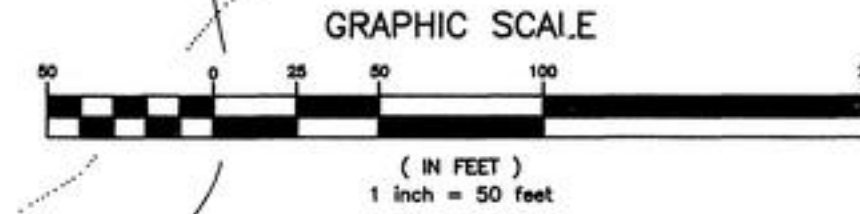
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PLAT BOOK 30 PAGE 42
SHEET 8 OF 9 SHEETS

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"



CONSERVATION EASEMENT
O.R.B. 1427, PAGE 1852
PARCEL "B"

CONSERVATION EASEMENT
O.R.B. 1427, PAGE 1852
PARCEL "C-1"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	1040.00'	86.85'	33.44'	86.84'	S 68° 00' 46" E	03° 40' 59"
C5	30.00'	28.32'	15.99'	28.17'	S 08° 03' 22" E	58° 59' 47"
C6	516.45'	70.57'	35.34'	70.52'	N 49° 23' 39" E	07° 49' 46"
C14	633.28'	74.60'	37.34'	74.55'	N 30° 40' 47" W	08° 44' 57"
C23	30.00'	44.02'	27.09'	40.18'	N 81° 47' 22" E	84° 04' 48"
C24	30.00'	44.02'	27.09'	40.18'	S 02° 17' 28" E	84° 04' 48"
C25	503.28'	85.54'	32.82'	85.50'	S 08° 04' 06" W	07° 27' 44"
C26	516.45'	84.60'	42.40'	84.51'	S 08° 00' 07" W	09° 23' 09"
C27	568.45'	92.79'	46.50'	92.69'	S 08° 00' 07" W	09° 23' 09"
C28	541.45'	88.70'	44.45'	88.60'	S 08° 00' 07" W	09° 23' 09"
C29	30.00'	47.12'	30.00'	46.43'	N 72° 18' 19" W	87° 00' 00"
C30	940.00'	73.38'	38.71'	73.37'	N 60° 49' 22" W	04° 22' 47"
C32	423.28'	94.31'	47.35'	94.11'	N 40° 28' 32" W	12° 45' 59"
C33	1040.00'	12.85'	6.32'	12.85'	N 63° 58' 52" W	00° 41' 48"
C34	463.28'	293.72'	151.99'	298.83'	N 40° 28' 09" W	38° 18' 59"
C35	1000.00'	78.44'	38.24'	78.42'	N 60° 49' 22" W	04° 22' 47"
C102	223.63'	25.77'	12.90'	25.76'	S 30° 36' 25" E	06° 36' 12"
C129	516.45'	155.17'	78.18'	154.59'	S 54° 05' 14" W	17° 12' 55"
C134	463.28'	108.20'	54.38'	107.95'	N 08° 56' 30" W	13° 22' 58"
C135	463.28'	185.52'	94.02'	184.28'	N 38° 46' 41" W	22° 56' 44"
C136	503.28'	78.75'	38.45'	78.68'	N 31° 50' 12" W	08° 44' 18"
C137	503.28'	1.42'	0.71'	1.42'	N 27° 23' 11" W	00° 00' 44"
C138	633.28'	73.17'	36.63'	73.13'	N 30° 44' 39" W	08° 37' 13"
C139	633.28'	1.42'	0.71'	1.42'	N 27° 22' 11" W	00° 07' 44"
C140	30.00'	9.32'	4.70'	9.29'	N 30° 50' 44" E	17° 46' 27"
C141	68.89'	48.44'	25.24'	47.47'	N 89° 26' 12" E	39° 42' 28"
C142	30.00'	47.85'	30.73'	42.84'	S 54° 51' 05" E	91° 23' 00"
C143	431.85'	62.02'	31.06'	61.97'	S 13° 16' 33" E	08° 13' 56"
C144	30.00'	13.62'	6.93'	13.51'	S 04° 22' 58" E	28° 01' 05"
C145	177.97'	558.73'	355.93'	355.93'	S 81° 18' 55" E	179° 52' 57"
C163	30.00'	50.68'	33.78'	44.88'	N 14° 18' 04" E	88° 47' 14"
C164	503.28'	71.37'	35.74'	71.31'	N 40° 16' 05" W	08° 07' 30"
C168	423.28'	123.91'	62.40'	123.47'	N 50° 14' 45" W	16° 46' 28"

CADD: 25313
VIEW: SH4



PREPARED BY:
McKEE, EILAND AND MULLIS
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1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

HARBOR LAKE

PART OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

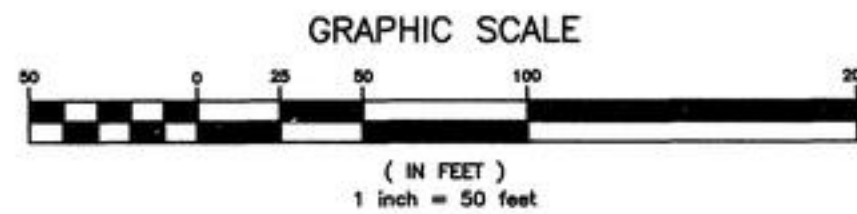
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PLAT BOOK 30 PAGE 43

SHEET 9 OF 9 SHEETS

"TYPE 1 SUBDIVISION"



LEGEND
R= RADIUS
(R)= RADIAL LINE
R.P.= RADIUS POINT
R/W= RIGHT-OF-WAY
P.C.= POINT OF CURVATURE
P.T.= POINT OF TANGENCY
ESMT.= EASEMENT
C.E.C.= CLAY ELECTRIC COOPERATIVE, INC.
C.D.D.= THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT
CL= CENTERLINE
P.I.= ANGLE POINT
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCEMENT
CH= CHORD DISTANCE
CB= CHORD BEARING

FORM OF ACCEPTANCE OF DEDICATION

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OF THOSE EASEMENTS AND TRACTS A, B & C SET FORTH WITHIN THIS PLAT, BUT DOES NOT ACCEPT ANY EASEMENT OR RIGHT-OF-WAY OTHERWISE DEDICATED TO THE PUBLIC.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF CLAY COUNTY, FLORIDA, OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED HEREBY, ALL OBLIGATIONS OF DEDICATION SET FORTH IN THAT CERTAIN AGREEMENT TO ASSIGN, DEDICATE OR TRANSFER DATED APRIL 29, 1992, AND RECORDED IN OFFICIAL RECORDS BOOK 1416, PAGE 545 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

SIGNED THIS 24th DAY OF October, 1996.

THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT

WITNESS: Rudolf K. Kohn BY: William O. Cannon
WITNESS: Carol A. Studer BY: William O. Cannon, CHAIRMAN
PRINT NAME PRINT NAME

STATE OF FLORIDA, COUNTY OF CLAY

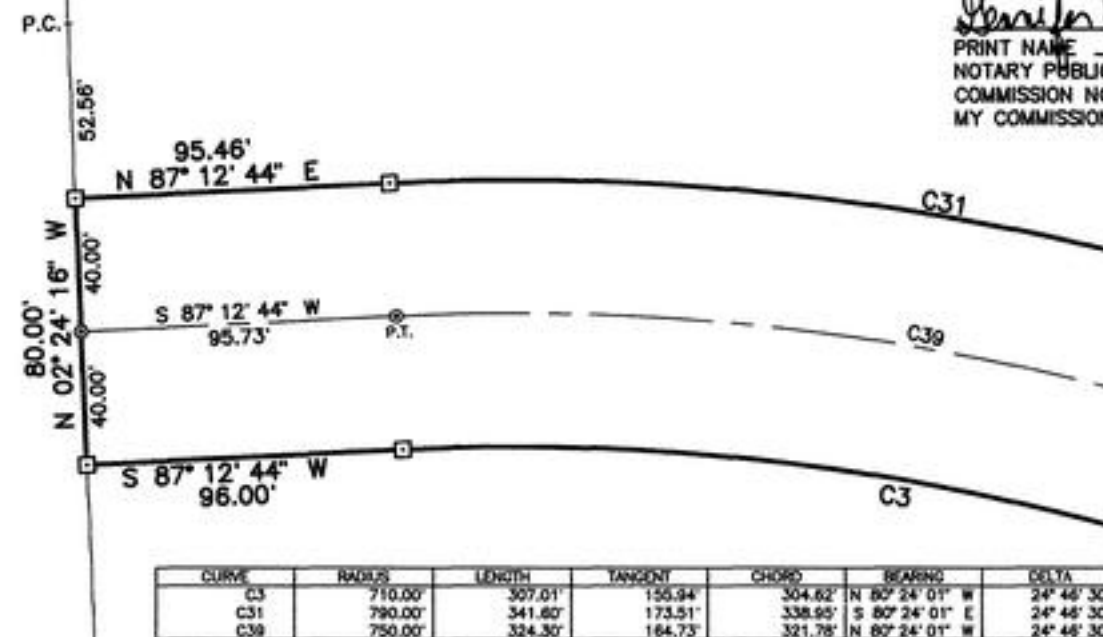
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF October, 1996, BY WILLIAM O. CANNON, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED AS SUCH INDIVIDUAL AND AS SUCH OFFICER OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT, THEREUNTO DULY AUTHORIZED. FURTHER, SAID ACKNOWLEDGMENT WAS TAKEN WITHOUT OATH.

Jennifer K. Stevens
PRINT NAME: Jennifer K. Stevens
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 2251639
MY COMMISSION EXPIRES: Dec. 1, 1997



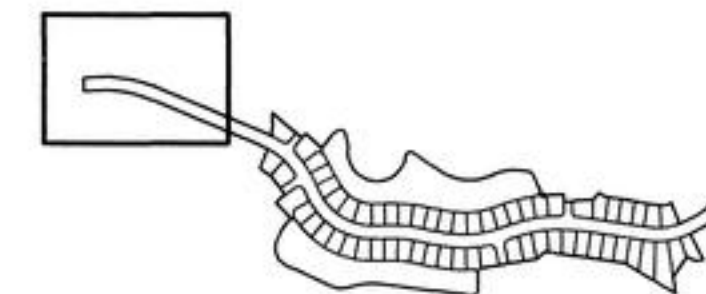
LAKESHORE DRIVE
WEST

LAKESHORE DRIVE WEST



GENERAL NOTES:

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT.
- 2) ● DENOTES PERMANENT CONTROL POINT.
- 3) L2 DENOTES TABLED LINE NUMBER.
- 4) C2 DENOTES TABLED CURVE NUMBER.
- 5) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
- 6) BEARINGS SHOWN HEREON ARE BASED UPON N 02° 24' 16" W FOR THE EAST LINE OF LAKESHORE DRIVE WEST.
- 7) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 8) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 9) FLOOD ZONE LINES SHOWN HEREON ARE ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 120064 0155 D, DATED NOVEMBER 4, 1992.
- 10) ALL C.E.C. EASEMENTS SHOWN HEREON SHALL BE SUPERIOR TO ALL OTHER EASEMENTS EXCEPT FOR CO-EXISTING EASEMENTS FOR DRAINAGE & UTILITIES HEREBY DEDICATED TO CLAY COUNTY, FLORIDA, TO WHICH THEY SHALL BE SUBORDINATE.
- 11) MINIMUM LOT SIZE: 10,000 SQUARE FEET



CADD: 25313
VIEW: SH5



PREPARED BY:
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